



City of Chicago



SO2017-4846

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-J at 3620-3624 W Cortland Ave - App No. 19282T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE
Application # 19282 – T1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-J in the area bound by

the alley next north of and parallel to West Cortland Street;
a line 72 feet east of and parallel to North Monticello Avenue,
West Cortland Street; and North Monticello Avenue,

to those of a RM-5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3620-3624 W. Cortland / 1901-1913 N. Monticello

FINAL FOR PUBLICATION

**17-13-0303-C (1) SUBSTITUTE Narrative Zoning Analysis and Plans
Application # 19282-T1**

Subject Property: 3620-3624 W. Cortland / 1901-1913 N. Monticello

Proposed Zoning: RM-5

Lot Area: 9,692 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit a three-story seven (7) unit townhouse building. Onsite garage parking for fourteen (14) cars will be located at the rear of the subject lot. The proposed townhouse units will be masonry in construction and measure 35 feet 8 inches in height.

- (a) The Project's Floor Area Ratio: 1.55
- (b) The project's density (Lot Area per Dwelling Unit): 1,384.6 square feet
- (c) The amount of off-street parking: 14 parking spaces
- (d) Setbacks:
 - a. Front Setback: 10 feet
 - b. Rear Setback: 20 feet
 - c. Side Setbacks: North side – 2 feet 8 inches / South side – 5 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 35 feet 8 inches

*17-10-0207-A

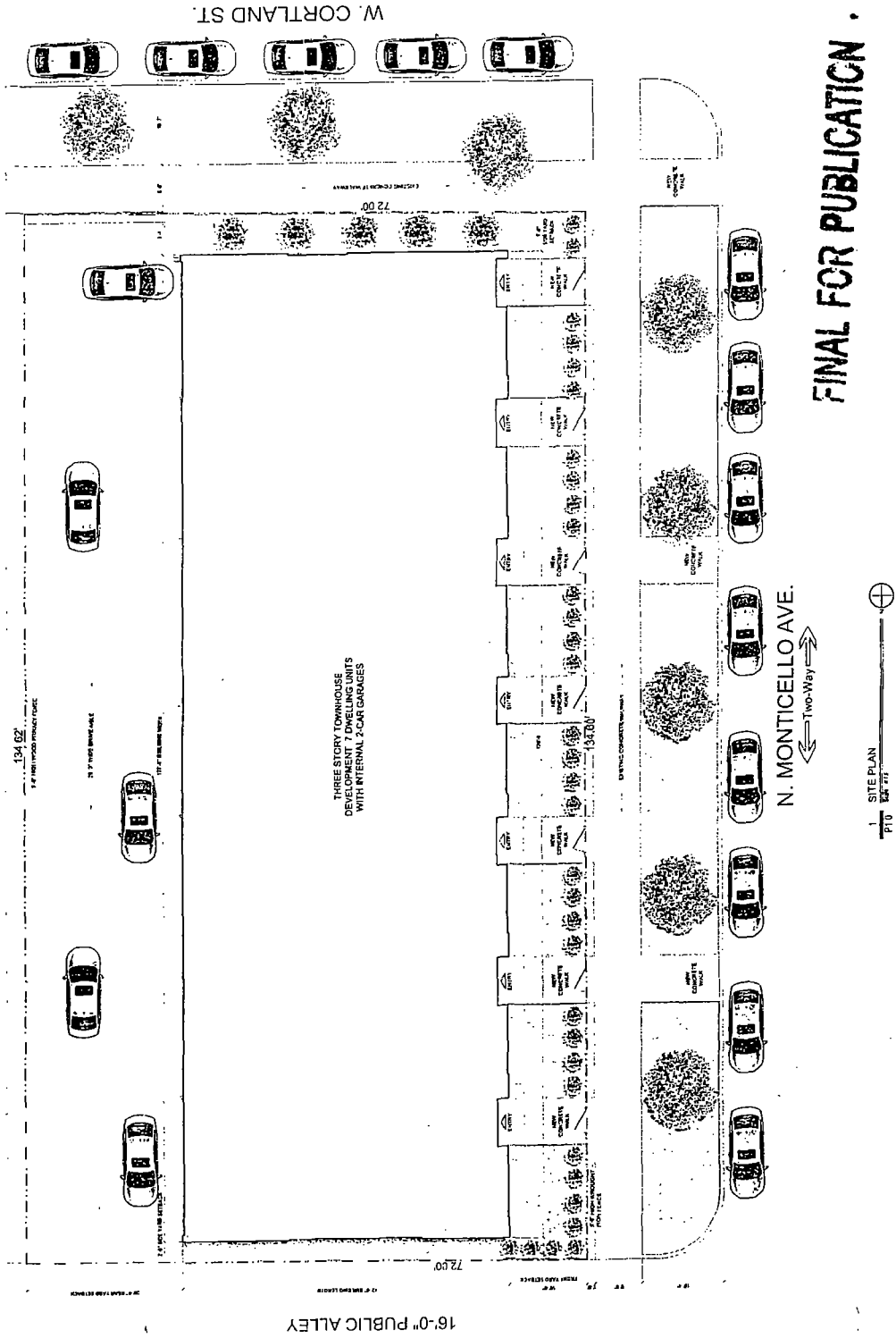
*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION .

1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



FINAL FOR PUBLICATION

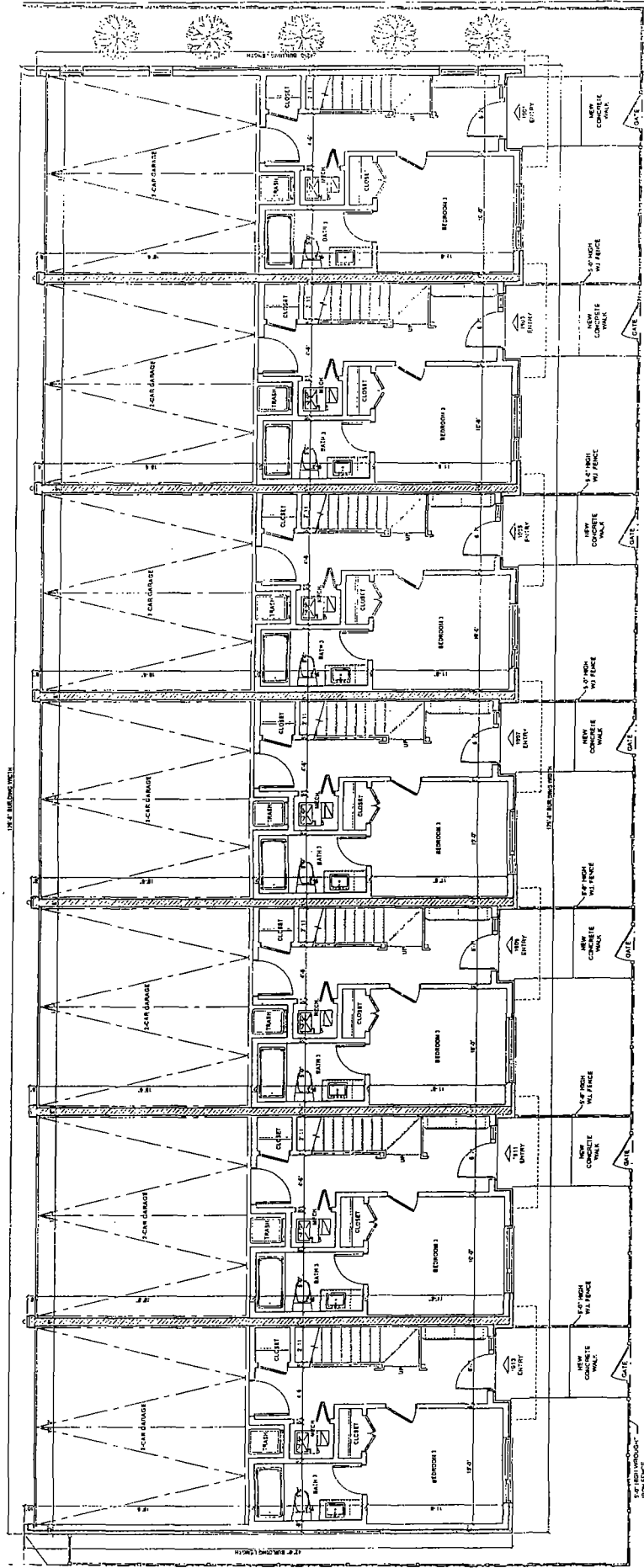


X I O S ARCHITECTS AND CONSULTANTS
CHICAGO, ILLINOIS
PH 312.733.1525

1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



FINAL FOR PUBLICATION .



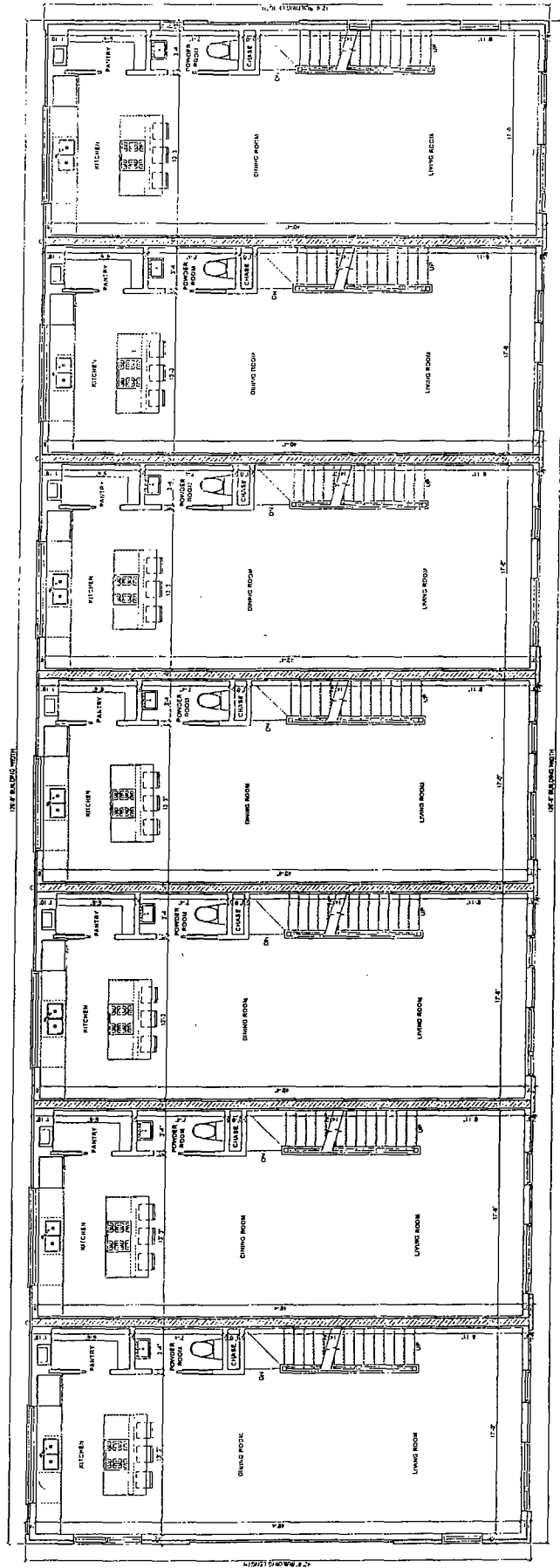
X I O S ARCHITECTS AND CONSULTANTS

100 W. FULLER STREET
CHICAGO, ILL. 60601
PH 312.567.1333

1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



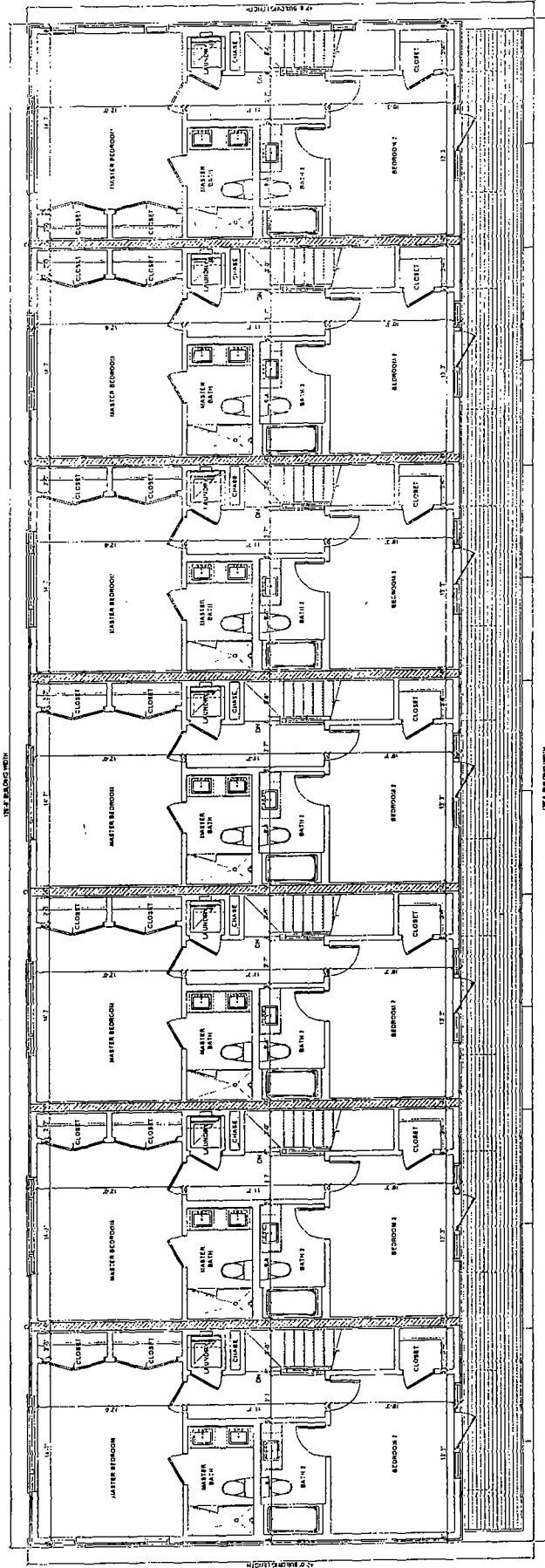
FINAL FOR PUBLICATION .



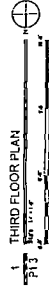
1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



FINAL FOR PUBLICATION.



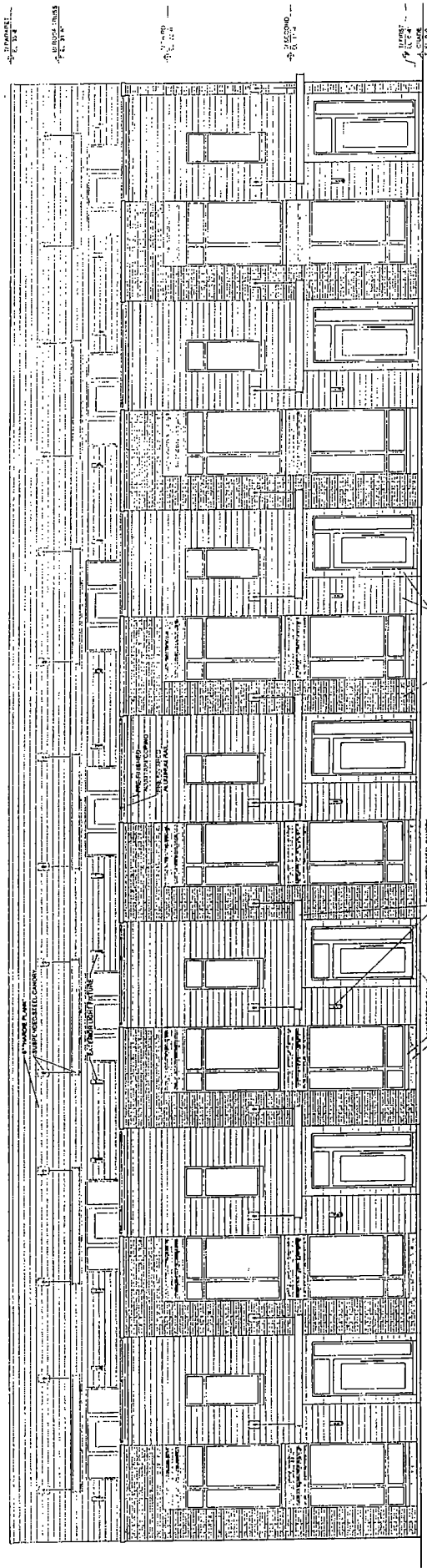
X I O S ARCHITECTS AND CONSULTANTS

1901-1913 N. MONTICELLO AVE. CHICAGO, ILL. 60614
TEL. 312-467-1111
FAX 312-467-1112

1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



FINAL FOR PUBLICATION.



X I O S ARCHITECTS AND CONSULTANTS

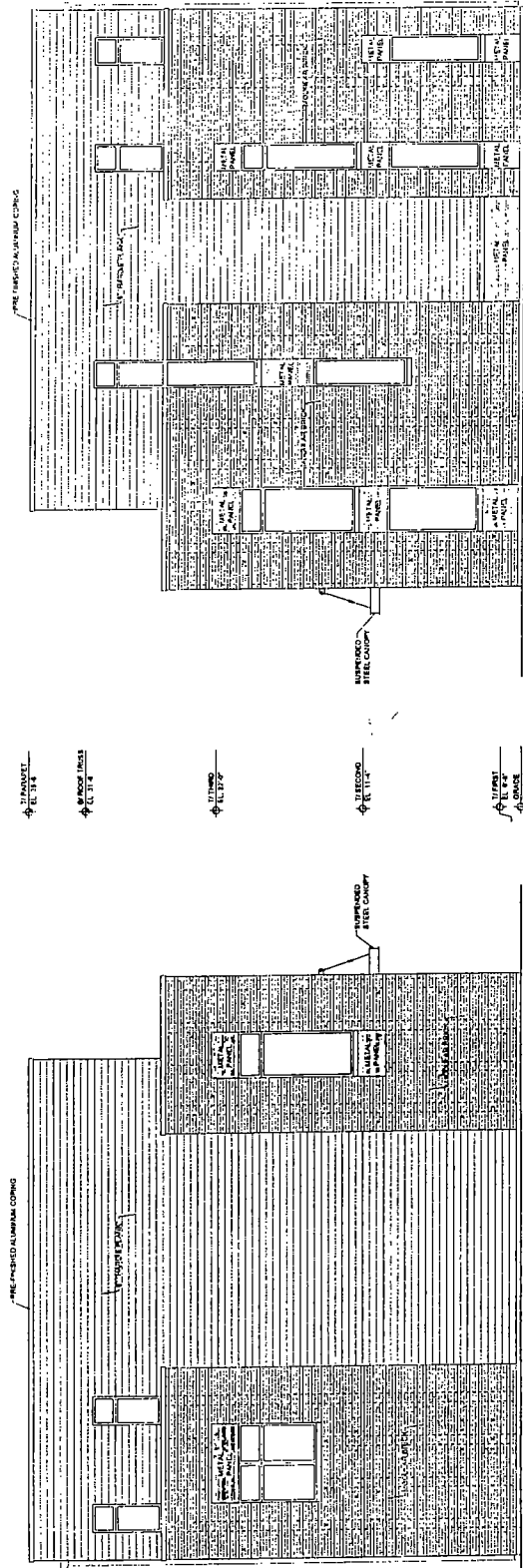
1901-1913 N. MONTICELLO AVE.
CHICAGO, ILL. 60614
PH. 312.745.1234

P2.0

1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



1 NORTH ELEVATION
P21

2 SOUTH ELEVATION
P21

FINAL FOR PUBLICATION . P2.1



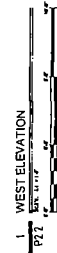
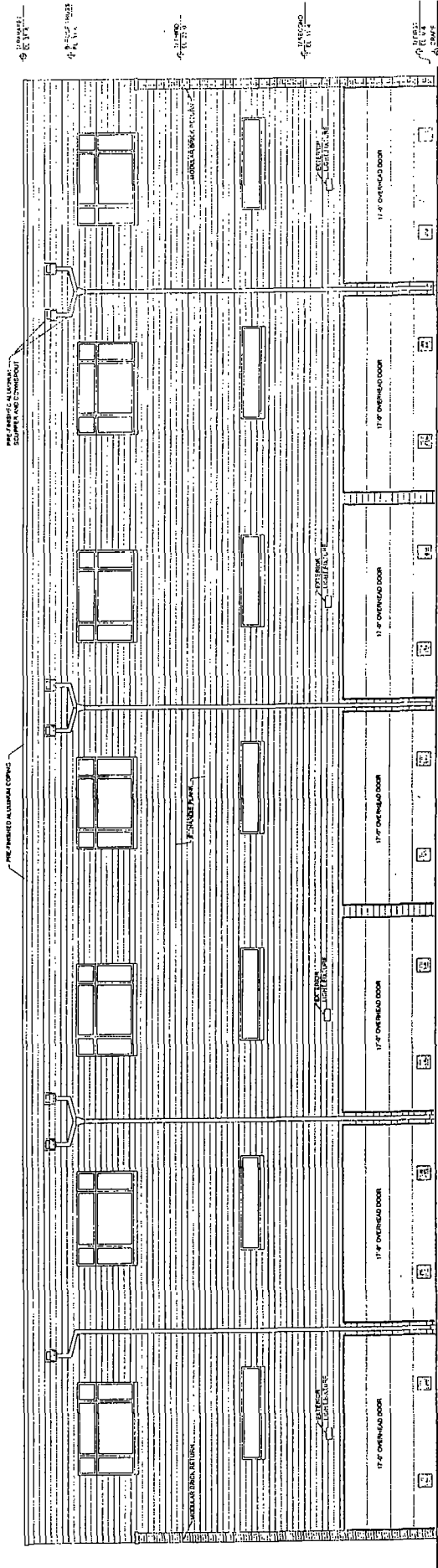
X I O S ARCHITECTS AND CONSULTANTS

CHICAGO, ILLINOIS 60611
PH 312/761 1335

1901-1913 N. MONTICELLO AVE.

CHICAGO

ILLINOIS



FINAL FOR PUBLICATION .



A. J. O. S. ARCHITECTS AND CONSULTANTS
 215 CALDWELL BUILDING
 CHICAGO, ILLINOIS 60604
 PH. 312.756.1525

P2.2